

North Linden Area Commission Zoning Committee Special Meeting Agenda. July 27, 2023

Linden Community Center, at 6:30 p.m.

This is a special session, replacing the regular July 13 session, which was canceled by the venue. Because of the rescheduling, we are able to add Rezoning Z23-034 / 727 E Weber to the agenda. Rezoning Z23-041 / 1425 Briarwood was withdrawn by the applicant for rework.

Call to order

Approval of agenda

Approval of minutes

Minutes from meeting on May 11, 2023: <https://f.benlk.com/nlac-zoning/2023-05-minutes.pdf>



Minutes from meeting on June 08, 2023: <https://f.benlk.com/nlac-zoning/2023-06-minutes-draft.pdf>



MailChimp Newsletter Proposal

Co-Chair Ben Keith will present a proposal for developing and running a Zoning Committee newsletter, as the Clintonville Area Commission Zoning & Variance Committee does: <https://us14.campaign-archive.com/home/?u=3d4bdc2e75c185cac799714d1&id=2af4434c35>



- The Zoning Committee Chair, or their designee, will maintain an email list of all people requesting notice of zoning matters called the “Zoning Email List.”
- Within three business days of receiving an application, the Chair, or their designee, shall add the application to the draft agenda for the next meeting, including hyperlinks to the applications, any relevant material, and the relevant city code sections. The new draft agenda shall be distributed upon update.
- At least one week before the Zoning Committee’s meeting, the Chair, or their designee, will distribute the draft agenda.
- Distribution of the agenda includes sending it to the Zoning Email List, Committee members, all Commissioners, the designated City Liaison, and to any person charged with communications for the North Linden Area Commission.
- The Chair, or their designee, will work with the relevant entities to make sure that a Zoning Email List subscription form, and a link to the archive of past mailings, are present on any North Linden Area

Commission webpage.

This proposal was tabled in June due to a lack of a quorum. At the June meeting of the North Linden Area Commission, Commission Chair Perkins advised using August to set up the email service, first use it in September.

Variance CV23-038 / 2877 Cleveland Avenue

Application: <https://portal.columbus.gov/Permits/Cap/CapDetail.aspx?Module=Zoning&TabName=Zoning&capID1=23LAC&capID2=00000&capID3=00445&agencyCode=COLUMBUS&IsToShowInspection=>



- Parcels: 010-073065-00 and 010-073064-00
- Zoned: R - Residential
- Application submitted: May 2, 2022

Applicant The Hardy Center on behalf of property owner Rosemary Foster, and agent Brian Szuch of PH7 Architects, seek to build a large garage to hold the Hardy Center's transfer vans. This construction would join two small lots behind 2877 Cleveland Avenue, facing onto the alley. This construction requires the following variances:

1. 3332.035: in an R-3 Residential district, permit transfer bus parking for off-site use.
2. 3312.035: in an R-3 Residential district, permit parking of transfer buses on a residentially-zoned lot.
3. 3332.04 A 4: in an R-3 Residential district, permit construction of a principle building on a lot narrower than 50'. The lots in question are each 47' by 50'; the combined lot is 100' by 47'.
4. 3332.13: Permit a principle building to be constructed on a lot less than 5,000 square feet in area in an R-3 Residential district. The lot is 4700 square feet.
5. 3332.27: Permit a principle building to be constructed with a rear yard totaling less than 25% of the total lot area. The garage will mostly cover the lot; it's 30' wide and 65' long, with a driveway apron and setbacks on all sides. The property on the south and west sides is an empty lot; on the north are two houses.
6. 3332.19: Permit a principle building to be built facing an alley. The lot geometry is such that there is no alternative to opening onto an alley. Other garages on this stretch open onto that same alley.

City Staff marked disapproval on May 19, raising concerns about building profile and commercial use in an area recommended for residential uses in the 2014 North Linden Neighborhood Plan Amendment.

Variance BZA23-071 / 727 E. Weber Road

Application: <https://portal.columbus.gov/Permits/Cap/CapDetail.aspx?Module=Zoning&TabName=Zoning&capID1=23LAC&capID2=00000&capID3=00631&agencyCode=COLUMBUS&IsToShowInspection=>



- Parcel 010-050-293 <https://audr-apps.franklincountyohio.gov/redirect/Link/Parcel/010-050293-00>
- Zoned: LC5 - Limited Commercial 5, prohibiting use as a car wash <https://columbus.legistar.com/LegislationDetail.aspx?ID=1559184&GUID=2010BF0C-E1C6-4D70-96BD-29CC4B8B5395>
- Application submitted: June 13, 2023



Applicant Khader D. Haj-Tamim on behalf of Jaber Al Khader LLC seek a special permit to allow a food trailer to remain parked on the site.

1. 3389.12: Permit the use of a portable building for any use on private property, except certain uses which do not include foodservice.

Allowable uses in C-5 zoning are limited to retail fuel sales, filling stations, automobile service stations, carry-outs, car washes, drive-ins, establishments serving food or beverages to customers in automobiles, and fast-food businesses: https://library.municode.com/oh/columbus/codes/code_of_ordinances?nodeId=TIT33ZOCO_CH3357HIORCODE_3357.01CODI



Rezoning Z23-034 / 727 E Weber

Application: <https://portal.columbus.gov/Permits/Cap/CapDetail.aspx?Module=Zoning&TabName=Zoning&capID1=23LAC&capID2=00000&capID3=00596&agencyCode=COLUMBUS&IsToShowInspection=>



- Parcel 010-050-293 <https://audr-apps.franklincountyohio.gov/redirect/Link/Parcel/010-050293-00>
- Zoned: LC5 - Limited Commercial 5, prohibiting use as a car wash <https://columbus.legistar.com/LegislationDetail.aspx?ID=1559184&GUID=2010BF0C-E1C6-4D70-96BD-29CC4B8B5395>
- Application submitted: June 7, 2023



Applicant Khader D. Haj-Tamim on behalf of Jaber Al Khader LLC seek to rezone the Weber Market property from LC-5 (excluding use as a car wash) to C-4, to allow food and car sales.

Allowable uses in C-4 zoning include every use allowed in C-1, C-2, and C-3, plus these uses: https://library.municode.com/oh/columbus/codes/code_of_ordinances?nodeId=TIT33ZOCO_CH3356RESCCODI_3356.03PEUS



Zoning Committee Membership Application: Tracy Robinson

Tracy Robinson submits his application for membership on the Zoning Committee. His résumé: <https://f.benlk.com/nlac-zoning/2023-07-tracy-robinson-resume.pdf>



The Committee must vote to approve his membership, and that vote is subject to approval of the North Linden Area Commission.

Announcements

The North Linden Area Commission recesses in August, and the next meeting will be 6 p.m. on September 21, 2023, location to be announced.

The next meeting of the Zoning Committee will be September 14, location and time to be determined.

The city Zone In Advisory Committee meets monthly; details are posted on the Zone In Columbus website: <https://www.columbus.gov/zoningupdate/>



The city's zoning code update meetings began in May; the schedule is posted on the Zone In Columbus website, under "How to Engage". There are currently no upcoming meetings, other than Zone In Columbus presences at the Rise Up Columbus events this summer.

Close of meeting